

**PROPOSED COUNCIL STUDY ISSUE**

For Calendar Year: 2004

Continuing ☐

New ☒

Previous Year (below line/defer) ☐

**Issue:** Provision of Adequate Guest Parking in Small Multi-Family Residential Projects

**Lead Department:** Community Development Department

**General Plan Element or Sub-Element:**

**1. What are the key elements of the issue? What precipitated it?**

This study issue is to determine if the current code parking standards are adequate in small multi-family developments. It was initiated over concern that the code does not require adequate guest parking and that multiple projects in one area may have a negative impact on parking in the vicinity. Residential parking standards were last updated in 1999. That study was based on extensive field surveys of review of other nearby cities' regulations. A similar analysis focused on development under 20 units could be conducted for this study.

**2. How does this relate to the General Plan or existing City Policy?**

Land Use and Transportation Element:

The following General Plan policy and action statement from the Land Use and Transportation Element relate to neighborhood quality and effective transportation standards:

**Policy N1.4** - Preserve and enhance the high quality character of the residential neighborhood.

**Action Statement C1.1.2.** - Promote and achieve compliance with land use and transportation standards.

Current General Plan policies and action statements call for compliance of transportation standards and improved quality of neighborhoods. As smaller homes expand and create additional opportunity for growing families, the need to find adequate parking becomes essential to preserve the quality of the entire neighborhood. The results of this study hope to benefit neighborhood streetscape as well as the quality of life in the community.

## 3. Origin of issue:

Councilmember: Walker

General Plan: N/A

Staff: N/A

**BOARD or COMMISSION**

Arts	<input type="checkbox"/>	Library	<input type="checkbox"/>
Bldg. Code of Appeals	<input type="checkbox"/>	Parks & Rec.	<input type="checkbox"/>
CCAB	<input type="checkbox"/>	Personnel	<input type="checkbox"/>
Heritage & Preservation	<input type="checkbox"/>	Planning (also)	X
Housing & Human Svcs	<input type="checkbox"/>		

**Board / Commission Ranking/Comment:**

Planning Board / Commission ranked \_\_\_\_\_ of  
 Commission \_\_\_\_\_

## 4. Due date for Continuing and Mandatory issues (if known): \_\_\_\_\_

5. Multiple Year Project? Yes ☐ No ☒ Expected Year of Completion \_\_\_\_\_

## 6. Estimated work hours for completion of the study issue.

(a) Estimated work hours from the lead department \_\_\_\_\_ 100

(b) Estimated work hours from consultant(s): \_\_\_\_\_

(c) Estimated work hours from the City Attorney's Office: \_\_\_\_\_ 5

(d) List any other department(s) and number of work hours:

Department(s): Public Works Traffic Division \_\_\_\_\_ 20

Total Estimated Hours: \_\_\_\_\_ 125

**7. Expected participation involved in the study issue process?**(a) Does Council need to approve a work plan? Yes ☐ No ☒(b) Does this issue require review by a Board/Commission? Yes ☒ No ☐If so, which Board/Commission? Planning  
Commission(c) Is a Council Study Session anticipated? Yes ☒ No ☐**(d) What is the public participation process?**

This study issue will be noticed in the newspaper and on the City's website. Outreach to homebuilders and developers will be conducted.

**8. Estimated Fiscal Impact:**

Cost of Study	\$	0.00
Capital Budget Costs	\$	0.00
New Annual Operating Costs	\$	0.00
New Revenues or Savings	\$	0.00
10 Year RAP Total	\$	0.00

**9. Staff Recommendation**

- ☐ Recommended for Study
- ☐ Against Study
- ☒ No Recommendation

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

reviewed by

\_\_\_\_\_  
Department Director\_\_\_\_\_  
Date

approved by

\_\_\_\_\_  
City Manager\_\_\_\_\_  
Date